

October 04, 2007

City of Las Vegas Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Administrative – SDR-13532 – Site Development Plan Review

To whom it may concern,

On June 23, 2006 we received an Administrative approval for SDR-13532 for "PROPOSED IMPROVEMENTS TO AN EXISTING BUILDING at 233 S. 4th Street (APN 139-34-610-029)". Shortly thereafter, on November 17, 2006, we submitted a revised zoning submittal showing the addition of an exterior egress stair case which was approved by staff, stamped and signed, on that day.

During this time we were in the process of having the existing site surveyed. The survey revealed that we had a narrower site than what was originally anticipated. Given these existing site restraints we had to re-design the site parking area to accommodate our onsite conditions and title 19 requirements. Due to this modification, staff has requested that we submit for a new Site Development Review in order to get on The City Councils next agenda.

Please feel free to contact me if you have any questions or concerns.

Sincerely,



Shawn Mitchell

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11/08/07 PC**

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City of Las Vegas Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Administrative – SDR-13532 – Anticipated Day-to-Day Site Traffic Flow

Below is a breakdown showing the anticipated traffic flow for the property at 233 S. 4th Street. This facilities use is labeled as a Banquet Facility under the CLV Title 19 requirements and is considered an A-3 assembly occupancy. The spaces described below give an overview as to the day-to-day anticipated traffic flow for each level.

1st Level – Rentable Exhibit Space

- Is intended to be rented by individuals and/or companies to accommodate private and/or public functions such as exhibit conventions, product displays/shows, company banquets and other similar events. It is anticipated that on an average day this floor will receive anywhere from 250 to 300 occupants. These occupants will not be arriving simultaneously, but rather in a constant flow of traffic throughout the day...similar to other standard convention style facilities.

2nd Level – Rentable Conference Space

- Is intended to be rented by individuals and/or companies to accommodate private and/or public functions such as meeting conferencing, video conferencing, board room conferences and other similar events. It is anticipated that on an average day this floor will receive anywhere from 150 to 200 occupants. These occupants will most likely not be arriving simultaneously, but rather at various scheduled times depending on the event and length of meeting.

3rd Level – Adult Computer Training Space

- Is intended to be utilized both by the Owner for a Continuing Education Adult Training facility as well as a rentable Computer Training Facility to accommodate both public and private functions. It is anticipated that on an average day this floor will receive about 50 occupants. These occupants will most likely be arriving within a scheduled time during the morning and will be departing at a scheduled time in the evenings. Most of these training guests utilize the provided shuttle or will be foot traffic while staying at downtown hotels.

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The majority of traffic flow to this site is coming from various means of transportation from a number of hotels in the Las Vegas area. It is estimated that up to 40% travel by vehicle (this includes both personal vehicle and taxi service drop-off). The other 60% is estimated to be traveling by shuttle or some other form of public transportation. In some cases event attendees will be staying in hotels in the downtown area, of which most of their traffic will be foot traffic.

The owner has obtained agreements with two separate parking garages in the surrounding area. The Douglas Parking Garage on 4th Street and the Freemont Street Experience Parking Garage also on 4th Street (see parking graphic on sheet A0.2). The two parking garages have a combined total of 1,625 parking spaces that are available to tenants and guest of the MEET facility (see attached letters).

I trust this information will be useful. Please feel free to contact me if you have any questions.

Sincerely,



Shawn Mitchell

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Fremont Street Experience • 425 Fremont Street • Las Vegas, Nevada 89101
Phone: (702) 678-5600 • Fax: (702) 678-5611 • www.vegasexperience.com

October 3, 2007

To whom it may concern:

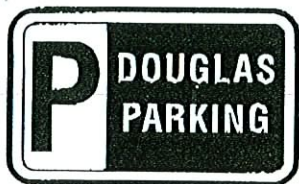
Fremont Street Experience Parking Corporation has agreed to enter into a contract with MEET for their parking needs. Fremont Street Experience parking garage is located at 425 Fremont and has a capacity of 1300 parking spaces.
Any questions or concerns please feel free to contact me directly.

Thank You,

Linda Rienzo
Parking Facility Manager
Fremont Street Experience
678-5720
lrienzo@vegasexperience.com

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DOUGLAS PARKING LLC
PARKING, MANAGEMENT & LEASING**CORPORATE OFFICE**1721 WEBSTER STREET • OAKLAND, CA 94612-3411
TELEPHONE (510) 444-7412 • FAX (510) 452-3654
www.douglasparking.com

To Whom It May Concern:

Parking has been arranged for tenants and guests of the MEET building through the purchase of validation stickers for the 216 S. 4th Street parking garage.

Dennis Downer
Douglas Parking LLC**SDR-24986**
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OCT 04 2007**NEVADA OFFICE**215 S. 3rd STREET • LAS VEGAS, NV 89101
TELEPHONE (702) 382-7988 • FAX (702) 382-4149**OREGON OFFICE**6935 NE 82nd AVENUE • PORTLAND, OR 97220
TELEPHONE (503) 257-2559 • FAX (503) 257-0739